

For Lease

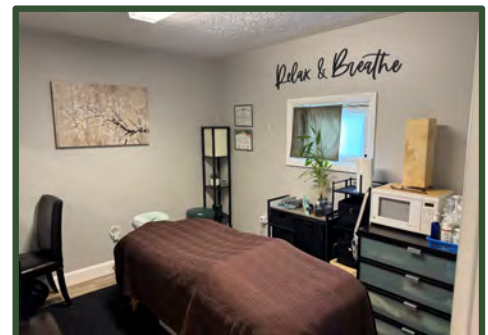


\$22/SQFT or \$3,784/mo

5980 Cleveland Avenue, Columbus, OH, 43231

Office Space Available in Columbus, Ohio

- High Visibility on Cleveland Ave
- Former single family converted to office
- Located halfway between I-270 and SR161
- Eight private offices, kitchenette, admin area, large waiting room, and two bathrooms plus basement storage.
- \$22/SQFT modified gross or \$3,784/mo



Click Here to View Property Video

James Mangas CCIM

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Questions? Contact Us:

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Exterior Photos



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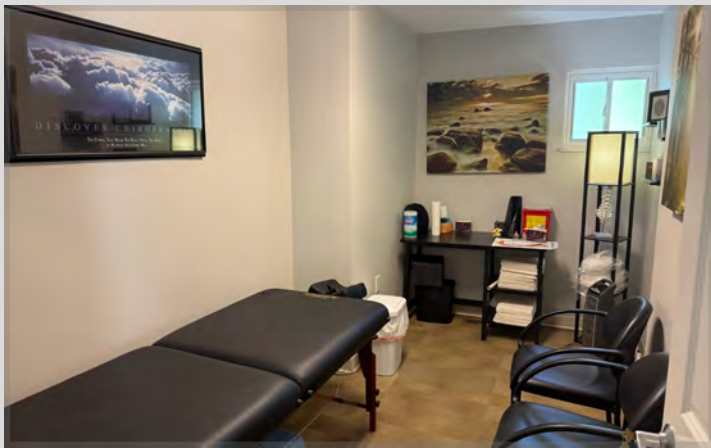
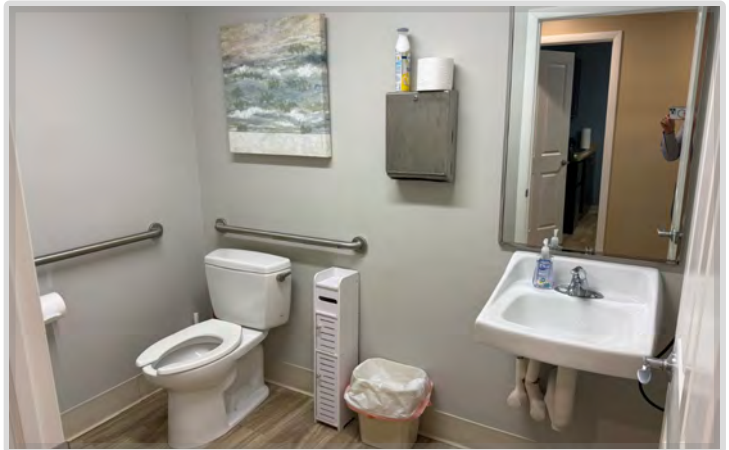
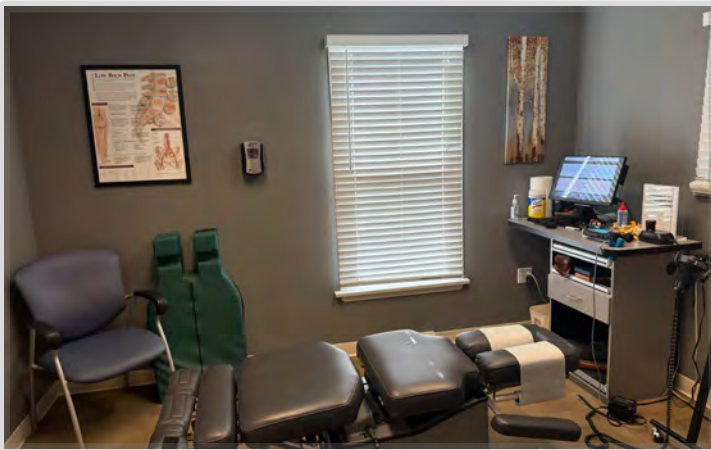
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Interior Photos



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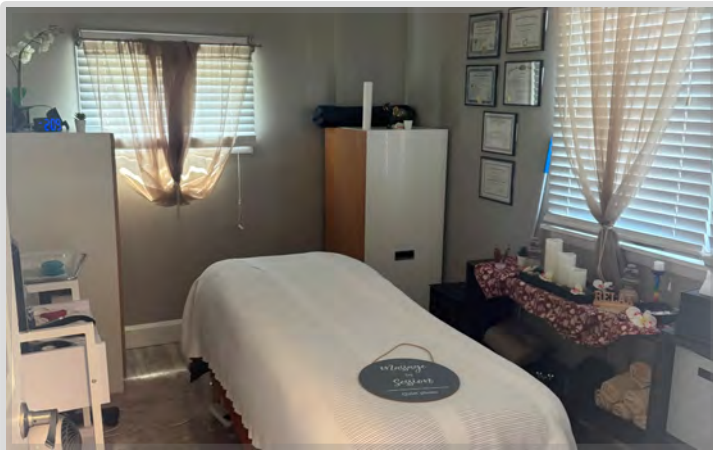
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Additional Property Information

Legal Information

Legal Property Description	Office
Price	\$22/SQFT or \$3,784/mo
Parcel Number	010-148368
Possession	30 Days Notice

Land Information

Land Acreage	± 0.4591 Acres
Parking Spaces	15
Current Use	Chiropractor's Office
Current Zoning	Mixed Use CAC
Jurisdiction and School District	2503 - Columbus City Schools

Structural Information

Building Square Footage	± 2,064 Square Feet
Basement Storage	Yes
Floors Above Ground	1
Year Built	1959
Signage	Large Monument Sign

Additional Information

Lot Specifics	Converted from Single Family to Office
Parcel Benefits	Close Proximity to I-270
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$4,619.60

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Parcel View



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Nearby Amenities



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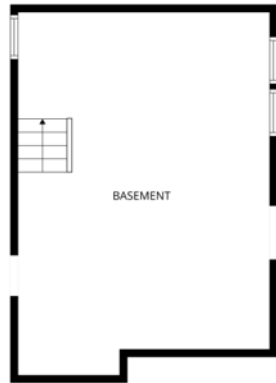
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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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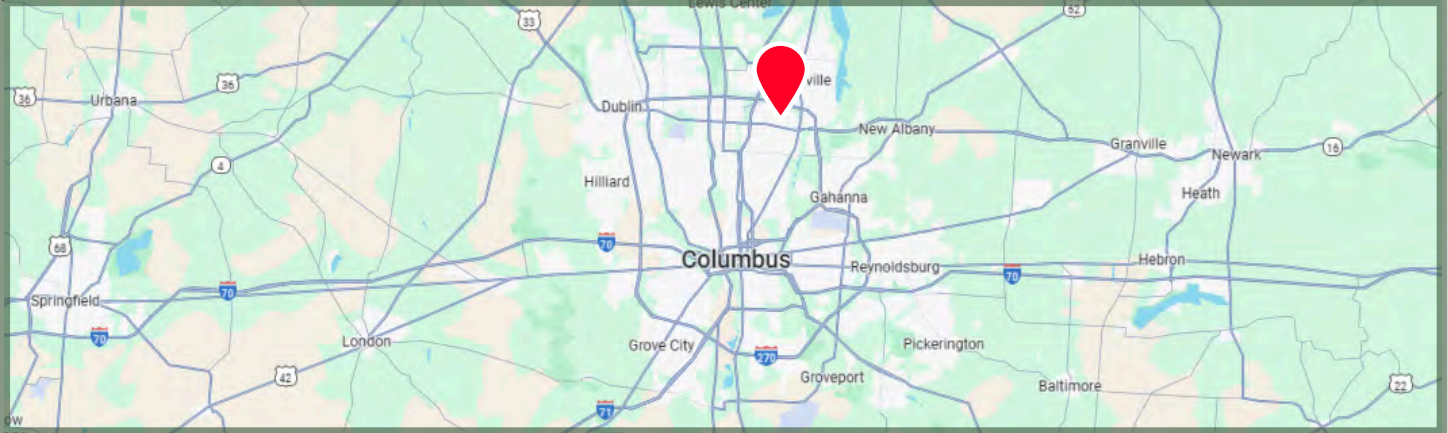


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4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

5980 Cleveland Avenue, Columbus, OH, 43231

Traffic Counts and Regional Demographics



Local Traffic

Cleveland Avenue	±22,126 VPD
Laurelwood Drive	±3,240 VPD
Blendon Woods Boulevard	±5,222 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	19.54K	133.7K	298.94K
Households	14.65K	102.67K	226.97K
Avg Household Income	\$66.59K	\$88.57K	\$105.36K

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THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

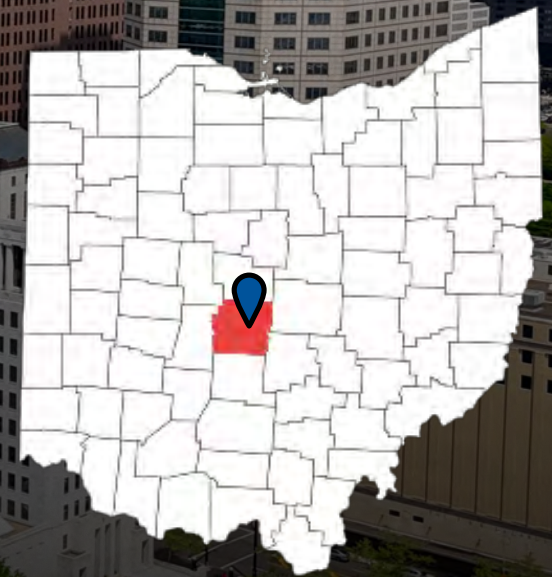


Photo: Downtown Columbus

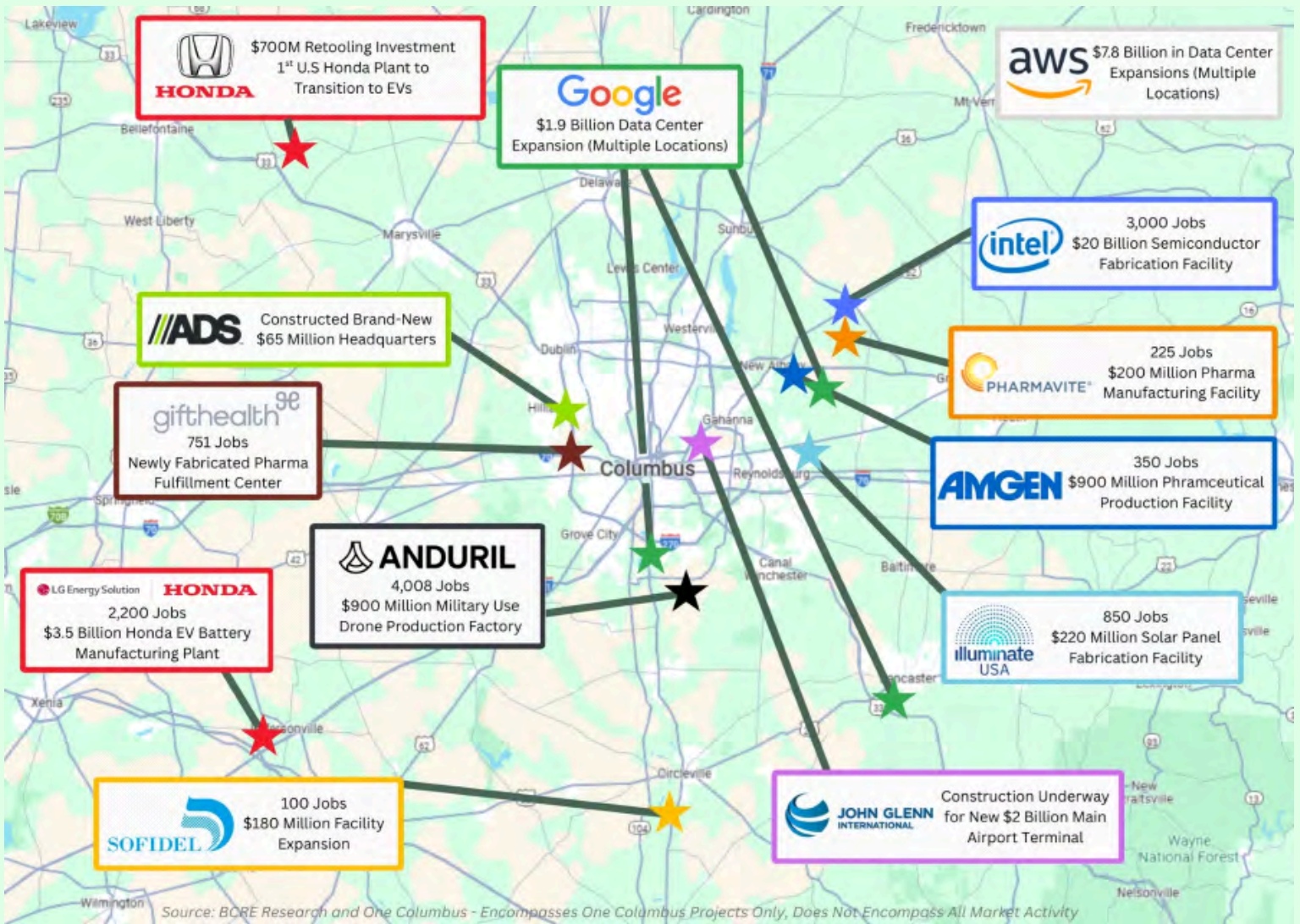
Demographics

Major Nearby Interstates

	Area Population		Area Households		Average Income
	2,230,960		826,729		\$67,000



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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**Disclaimer
And Confidentiality Agreement
- Continued -**

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